

Multi-source funding for supportive housing development and operations

1. Introduction

What is housing development?

Why do we need so many sources of funding?

What are the issues that come up in utilizing multiple sources?

What are the objectives of today's training?

(Group – develop individual objectives for today/report back)

2. Overview of development process/timeline

(Group – record timeline for a project you've been involved with/report back)

3. Overview of development team roles and responsibilities

4. Types of development projects

Supportive vs. independent housing

Single population housing

Mixed population structures

Scattered-site developments

5. Understanding and mitigating lending risks

Borrower Risk:

Financial status

Track record

Current capacity

Project Risk:

Financing

Completion

Market

Repayment

Collateral Risk:

Real estate

Other security

Unsecured

6. Alternatives to Development

Master leasing

Lease buy-down

Project set asides

Scattered-site acquisition

(Group – generate ideas for alternatives in your community/report back)

Lunch Break

7. Basic Funding Sources for supportive housing development

HUD: Con Plan Group
Continuum of Care
Section 811
IRS: LIHTC
USDA:
State housing trust funds
Local sources
Private Philanthropy
(Group – identify 1-3 programs to learn about)

8. Issues in blending multiple funding sources

Statutory requirements
Program expectations
Subsidy layering
Affordability
Tenant eligibility
Support service delivery

9. Project operations

Program years and contract periods
Start-up/rent-up activities
Operating vs. support service activities
Memoranda of understanding
Data collection and reporting
Support service eligibility and delivery
Property management

10. Monitoring and compliance

Statutory requirements
Confidentiality
Administrative costs
Record keeping and audits
Managing multiple corporate entities

11. Planning for the long term

Agency capacity and sustainability
Asset management
Project reserves
(Group – identify long-term issues for projects they operate or have funded/report back)

12. Feedback, next steps and closing